

146.0

0006

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

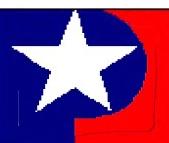
910,400 / 910,400

USE VALUE:

910,400 / 910,400

ASSESSED:

910,400 / 910,400

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
17		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: GAN LI	
Owner 2: FU XUEFENG	
Owner 3:	

Street 1: 17 EASTERN AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARNEY JOHN -

Owner 2: -

Street 1: 17 EASTERN AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,423 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 1915 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4423		Sq. Ft.	Site		0	80.	1.25	9									442,151						442,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4423.000	468,200		442,200	910,400		96425
							GIS Ref
							GIS Ref
							Insp Date
							03/03/17

PREVIOUS ASSESSMENT									Parcel ID	146.0-0006-0009.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2020	101	FV	468,000	0	4,423.	442,200	910,200	910,200	Year End Roll		12/18/2019
2019	101	FV	357,000	0	4,423.	414,500	771,500	771,500	Year End Roll		1/3/2019
2018	101	FV	301,700	0	4,423.	342,700	644,400	644,400	Year End Roll		12/20/2017
2017	101	FV	125,000	0	4,423.	315,000	440,000	440,000	Year End Roll		1/3/2017
2016	101	FV	125,000	0	4,423.	287,400	412,400	412,400	Year End		1/4/2016
2015	101	FV	124,400	0	4,423.	281,900	406,300	406,300	Year End Roll		12/11/2014
2014	101	FV	124,400	0	4,423.	262,000	386,400	386,400	Year End Roll		12/16/2013
2013	101	FV	124,400	0	4,423.	249,300	373,700	373,700			12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN,	69206-90		4/28/2017		850,000	No	No		
RODERICK ALLAN	68129-110		9/30/2016	Change>Sale	450,000	No	No		
	21468-210		10/1/1991			1	No	No	A

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
10/29/2019	1732	Solar Pa	13,000	C					3/3/2017	Permit Visit	DGM	D Mann									
6/19/2019	913	Solar Pa	22,176	C					3/3/2017	Meas/Inspect	DGM	D Mann									
12/29/2016	1576	Heat App	10,000	C					2/24/2009	Meas/Inspect	372	PATRIOT									
10/18/2016	1267	Addition	165,000	O				gut reno +2nd Fl a	4/10/2000	Inspected	264	PATRIOT									
									11/22/1999	Measured	153	PATRIOT									
									1/1/1982		CS										

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6 - Colonial				Full Bath: 1	Rating: Very Good			OF=BMT SINK.									
Sty Ht: 2 - 2 Story				A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good												
Prime Wall: 4 - Vinyl				A HBth:	Rating:												
Sec Wall: 1	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good												
Color: OLIVE				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Average												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C+ - Average (+)				CONDOS INFORMATION													
Year Blt: 1939	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct: G18		Fact: .		Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:				Interior:	1	8	3						
Sec Int Wall: 1	%			Economic:				Additions:									
Partition: E - Typical				Special:				Kitchen:									
Prim Floors: 3 - Hardwood				Override:				Baths:									
Sec Floors: 1	%			Total:	4.6 %			Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 125.00				Heating:									
Bsmnt Gar:				Size Adj.: 1.30298495				General:	1	8	3						
Electric: 3 - Typical				Const Adj.: 1.08889127													
Insulation: 2 - Typical				Adj \$ / SQ: 177.351													
Int vs Ext: S				Other Features: 107172													
Heat Fuel: 2 - Gas				Grade Factor: 1.10													
Heat Type: 15 - H.V.A.C				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC: 100		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 490743													
% Com Wall		% Sprinkled:		Depreciation: 22574													
				Depreciated Total: 468168													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:													
				Year:													
				Color:													
PARCEL ID 146.0-0006-0009.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:											Total:	
SKETCH																	
SUB AREA				SUB AREA DETAIL													
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
SFL	Second Floor	840	177.350	148,975	BMT	100	RRM	40	A								
BMT	Basement	768	67.040	51,486													
FFL	First Floor	768	177.350	136,206													
WDK	Deck	184	12.450	2,291													
Net Sketched Area: 2,560				Total:	338,958												
Size Ad	1608	Gross Are	2560	FinArea	1915												
IMAGE																	
AssessPro Patriot Properties, Inc																	